

TOWN OF BROOKFIELD

PUBLIC HEARING

The legal voters and residents of the Town of Brookfield are hereby notified that the Board of Selectmen will conduct a Public Hearing at the Brookfield High School Media Center at 45 Long Meadow Hill Road, Brookfield, CT, on **Monday, October 3, 2011, at 7:15 p.m.**, for the purpose of receiving public comment and opinion concerning a proposed Ordinance amendment to Section 96-4.1 Application for Building Permits.

Copies of said Ordinance are on file and available for public inspection in the office of the Town Clerk and on the Town's Web Site www.brookfieldct.gov.

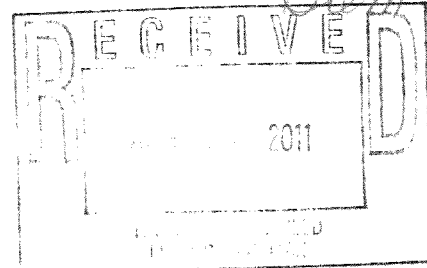
Dated at Brookfield, Connecticut, this 6th day of September, 2011.

William R. Davidson
Howard Lasser
Steve O'Reilly

Selectmen of the Town of Brookfield



TOWN OF BROOKFIELD



WPCA

BROOKFIELD, CT 06804

To: Board of Selectmen

Cc: Demy Parpana, Building Official

From: Kristi McPadden, Executive Administrator *KM*

Date: 8/11/11

Re: Proposed Ordinance Amendment 96-4.1

Attached please find a proposed amendment to Ordinance 96-4.1, which, if adopted by the Board of Selectmen, would allow the Building Official to withhold a building permit in the case where sewer use or other sewer charges are delinquent. Currently, the Building Official may only withhold the issuance of a building permit if the real property taxes are delinquent. The Statutory authority that allows the building official to withhold a building permit if taxes *or* sewer charges are delinquent is C.G.S. §7-148(c)(2)(b).

Also attached is the original Ordinance, adopted on February 5, 1996. Please add this Ordinance amendment request to your next Board of Selectmen meeting for consideration and approval. Thank you.

BE IT ORDAINED That Section 96-4.1 of the Code of Ordinances is amended to read as follows:

:

96-4.1 No application to construct, reconstruct, alter or otherwise modify any building or other structure within the Town of Brookfield shall be approved by the Brookfield Building Official and no building permit shall be issued unless one of the following provisions is satisfied:

A. The property owner, or his agent, obtains from the Brookfield Tax Collector and delivers to the Brookfield Building Official, a written statement that the real property taxes for the property upon which the building or other structure is located or proposed are paid to the date of the application. In addition, if the property is served or to be served by the Brookfield municipal sewerage system, the property owner, or his agent, shall also obtain from the Brookfield Water Pollution Control Authority and deliver to the Brookfield Building Official, a written statement that the applicable sewer use charges, benefit assessment and outlet capacity charges, if any, for the property upon which the building or other structure is located or proposed are current to the date of the application.

B. The property owner, or his agent, obtains from the Brookfield Tax Collector, and delivers to the Brookfield Building Official; a written statement that the property owner has entered into an agreement which is satisfactory to the Tax Collector for the payment of all past due real property taxes for the property upon which the building or other structure is located or proposed and the property owner has not defaulted on the agreement.

C. The property owner, or his agent; obtains from the Brookfield Fire Marshal, and delivers to the Brookfield Building Official, a written statement that the building for which the permit is requested has been damaged or destroyed by fire or other casualty loss and that the work for which the building permit is requested is necessary to repair said damage or to reconstruct said destroyed building.

authority: C.G.S. §7-148(c)(2)(B)

[Close](#)

eCode360
Town of Brookfield, CT
Wednesday, September 14, 2011

Article IV. Restrictions on Building Permits

[Adopted by the Board of Selectmen 10-4-1989]

§ 96-4. Road requirements for subdivisions.

No building permit shall be issued for the construction of a house on a lot in an approved subdivision until the road which provides access to said lot has had the first course of pavement installed. *Editor's Note: See also Ch. 234, Subdivision of Land.*

§ 96-4.1. Application for building permits.

No application to construct, reconstruct, alter or otherwise modify any building or other structure within the Town of Brookfield shall be approved by the Brookfield Building Official and no building permit shall be issued unless one of the following provisions is satisfied:

- A. The property owner or his agent obtains from the Brookfield Tax Collector and delivers to the Brookfield Building Official a written statement that the real property taxes for the property upon which the building or other structure is located or proposed are paid to the date of the application.
- B. The property owner or his agent obtains from the Brookfield Tax Collector and delivers to the Brookfield Building Official a written statement that the property owner has entered into an agreement which is satisfactory to the Tax Collector for the payment of all past due real property taxes for the property upon which the building or other structure is located or proposed and the property owner has not defaulted on the agreement.
- C. The property owner or his agent obtains from the Brookfield Fire Marshal and delivers to the Brookfield Building Official a written statement that the building for which the permit is requested has been damaged or destroyed by fire or other casualty loss and that the work for which the building permit is requested is necessary to repair said damage or to reconstruct said destroyed building.